



Charles House  
School Lane | Neatishead | Norfolk | NR12 8EW

# LIVE LIFE IN COLOUR



“ A delightful, modern, classic-style country home, built to a high standard, sitting in a 0.25 of an acre with beautifully landscaped gardens full of colour surrounded by fields. Set in an idyllic location just a short stroll from the much sought after village of Neatishead with its vibrant community centre, seven days a week general store and post-box, plus a pub that received the Traveller’s Choice Award for 2023 as well as the Norfolk Broads with its own Staithe. It’s just a short drive from Wroxham, with a rail link to Norwich and the seaside!”



# KEY FEATURES

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- A Delightful Modern Property situated in the Village of Neatishead
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility and WC
- Two Reception Rooms and a Study
- Landscaped Gardens include Patios, Five Raised Vegetable Beds, Garden Shed and Greenhouse (via separate negotiation)
- Double Garage and Driveway providing Plenty of Parking
- The Accommodation extends to 2,401sq.ft
- Energy Rating: C

This impressive home has so much to draw you in. The handsome frontage catches the eye as you come down the road into the Broadland village of Neatishead. Standing proud, it invites you to step inside and see the bright and spacious accommodation on offer. A wonderful family home with a lovely friendly feel, plus gorgeous and colourful gardens with open countryside around, this is a charming property in a truly desirable location.

## Rather Rare

One of just two properties built in 2008 on the edge of Neatishead, this has been home to the owner and her family since new. The ease of moving into a brand-new home and the chance to choose some of the finishing touches appealed to her, as did the layout, the size of the rooms, the amount of light that floods in and the village itself. The owner has always loved this area and life here has exceeded expectations. A keen gardener, she has lovingly landscaped the garden, creating a beautiful and colourful area in which you can relax in total privacy, enjoying the birds, the fresh air and the peace and quiet of the area. You have one neighbour on either side and all the rest is fields.

## Step Inside

The driveway is shared with a neighbouring property and this house sits at the end of it, set nicely back from the lane. The entrance hall opens onto a large central reception hall, setting the tone for the rest of the home with its lovely cottage stairs and wooden floor. All the main ground floor rooms are found off the hall. There's a study overlooking the garden and a formal dining room with a west-facing outlook, so you can watch the sun setting over the fields while you dine. This room would also make a great snug if preferred.





# KEY FEATURES

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The main sitting room gets the sun all day long, with doors leading to the garden and a bay window at the front. There's also an attractive brick fireplace with oak bressummer and inset woodburner. The kitchen breakfast room is another wonderful space, with double doors to the south. This means the patio outside the kitchen and sitting room works as another room in summer, with the doors open to both. The owner had the kitchen refitted a few years ago, with handcrafted Eric Bates units, granite and marble worktops and splashbacks, plus high-quality appliances, including a Smeg dishwasher, fridge-freezer, oven and hob and a Samsung wine cooler. The kitchen has been featured in Norfolk Magazine and by Eric Bates themselves in their promotional materials, so you know it's a winner! The owner enjoys hosting her family here and it's proved to be a lovely kitchen to work in when people are around and everyone is hanging out together. You don't feel as though they're under your feet when you're cooking.

## More To Explore

Upstairs, the principal suite is another highlight and feels seriously luxurious. In addition to the large, dual-aspect bedroom, you have an en-suite with feature rolltop bath and separate shower and there's a dressing room that's the size of a bedroom in its own right! You could have it as a study or nursery perhaps. The other three bedrooms are all doubles and share a family bathroom, again with a bath and separate shower. The view from each bedroom is a delight, with two facing east and two facing west, all with countryside views. Even the landing is spacious and light and the owner has a chair up here where she likes to sit and read. The whole house has a lovely flow and the accommodation is hugely versatile, so it's worked well for the owner as her children have grown up and the family's needs have changed.





























# INFORMATION

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## On The Doorstep

The village awaits, just a short stroll down the road. While the surroundings are quiet, there's plenty going on here and it's easy to get to know people and put down roots. The village hall has a community gym, fitness classes and regular events. Neatishead has a historic church, St Peter's as well as a Baptist Chapel. There's also a community shop where you can get your daily essentials and even volunteer if you want. You can walk to the staith and go out on the water, or head to the excellent local pub for dinner or occasional live music. Hop in your car and you can be in Wroxham or Stalham in less than ten minutes – both of them full of amenities, including supermarkets, restaurants and more, as well as high schools.

## How Far Is It To?

The village is just over 8 miles from Sea Palling and the coast. The fine city of Norwich is around 11 miles, half an hour away by car, but if you prefer, you can park up in Wroxham, just over 3 miles, and catch the train, which takes just fifteen minutes and has onward connections to London.

## Directions

Leave Norwich on the Wroxham Road/A1151 passing through Rackheath, Wroxham and Hoveton. Take a right turn onto Norwich Road heading towards Neatishead. At the first left hand bend, the property will be found on your right handside clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

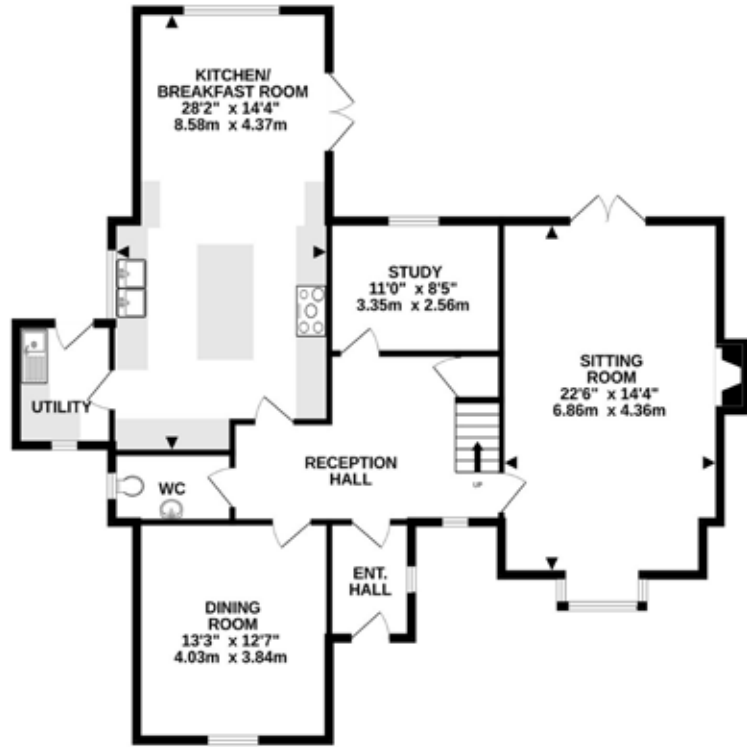
Broadband Available - vendor uses BT

Mobile Phone Reception - varies depending on network provider

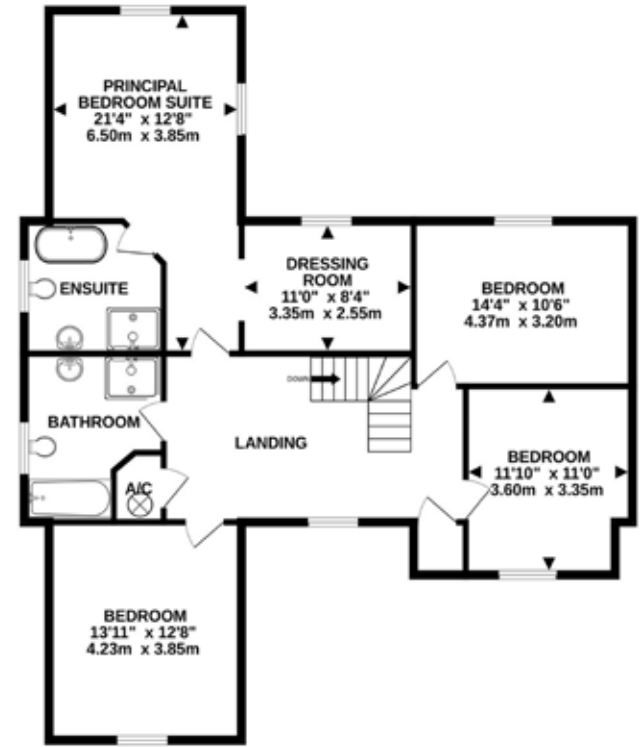
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

North Norfolk District Council - Tax Band F

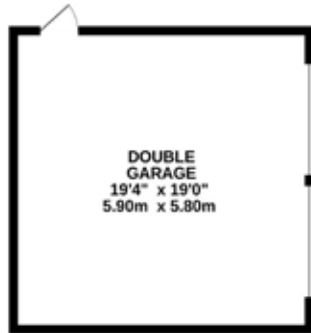
Freehold



GROUND FLOOR  
1250 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR  
1151 sq.ft. (106.9 sq.m.) approx.



GARAGE  
369 sq.ft. (34.2 sq.m.) approx.

FLOOR AREA (EXCLUDING GARAGE) : 2401 sq.ft. (223.1 sq.m.) approx.  
TOTAL FLOOR AREA : 2770 sq.ft. (257.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(93-100)	A		91
(81-92)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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